



Staff Report PC22-042-PP

Groover Primary Plat

Meeting Date: July 11, 2022

Docket PC22-042-PP – Groover Primary Plat

The petitioner is requesting a review of a Primary Plat known as Groover Industrial Primary Plat. The site in question is located at the southeast intersection of CR 300 S and CR 400 E in Whitestown. The site is zoned Light Industry (I-1) and Multi-Family (MF). The petitioner is proposing to subdivide the property into five lots on approximately 96.28 acres. The applicant is Citimark Realty Partners, LLC on behalf of Gloria Groover, William A. Maltby & Stacia Groover Maltby, M.D., and Christopher Howard, owners.

Location

1. The site in question is located on the south side of CR 300 S, west side of CR 450 E, and east side of CR 400 E, approximately 2,684 feet north of the intersection of CR 450 E and Albert S White Drive. The surrounding area is characterized by agricultural uses. Patch development was approved to the south of the site in question and Perry Worth Elementary School is located northwest of the site.



History

1. In 2022, the Whitestown Plan Commission provided a favorable recommendation to rezone the area from AG to I-1 and MF (PC22-025-ZA). The Town Council subsequently adopted the rezone. (ORD2022-20)

2. In 2022, the site in question was annexed into Whitestown municipal jurisdiction. (ORD2022-15)
3. The applicant has also submitted for a Concept Plan review in conjunction with the plat to be located on a portion of the site (PC22-043-CP).

Proposed Development

The proposed plat is located on approximately 96.28 acres and is currently used for I-2 and multi-family residential purposes.

The submitted plans and materials indicate the following:

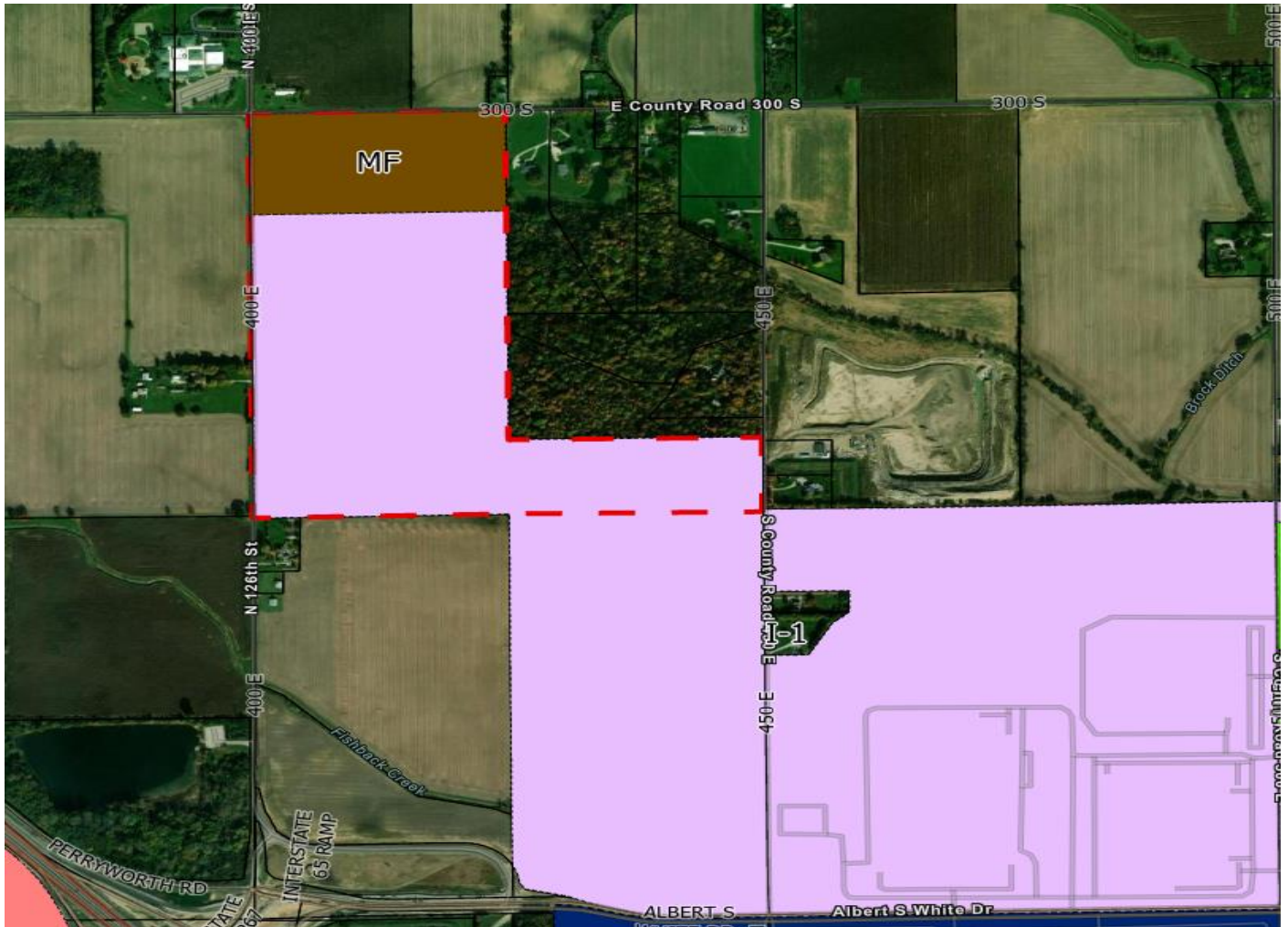
- Five parcels with minimum lot sizes:
 - Lot 1 – 24.33 acres
 - Lot 2 – 23.24 acres
 - Lot 3 – 17.41 acres
 - Lot 4 – 10.81 acres
 - Lot 5- 15.00 Acres
- 4.99 acres of proposed right-of-way dedication along CR 400 E; 0.85 acres of proposed right-of-way dedication along CR 450 E; and,
- Provisions for easements.

Zoning

The site in question is zoned Light Industry (I-1). The I-1 “district is established to accommodate light industrial uses in which all operations, including storage of materials, would be confined within a building, and would include warehousing operations.” Permitted uses within the I-1 Zone include but are not limited to wholesale trade or storage, manufacturing fabricating & assembly, government buildings, parking lots, and others.

The northern portion of the site in question is also zoned Multi-Family (MF). The district “is typically at a density of up to 22 dwelling units per acre. Development in this district requires connection to public water and public sewers.”

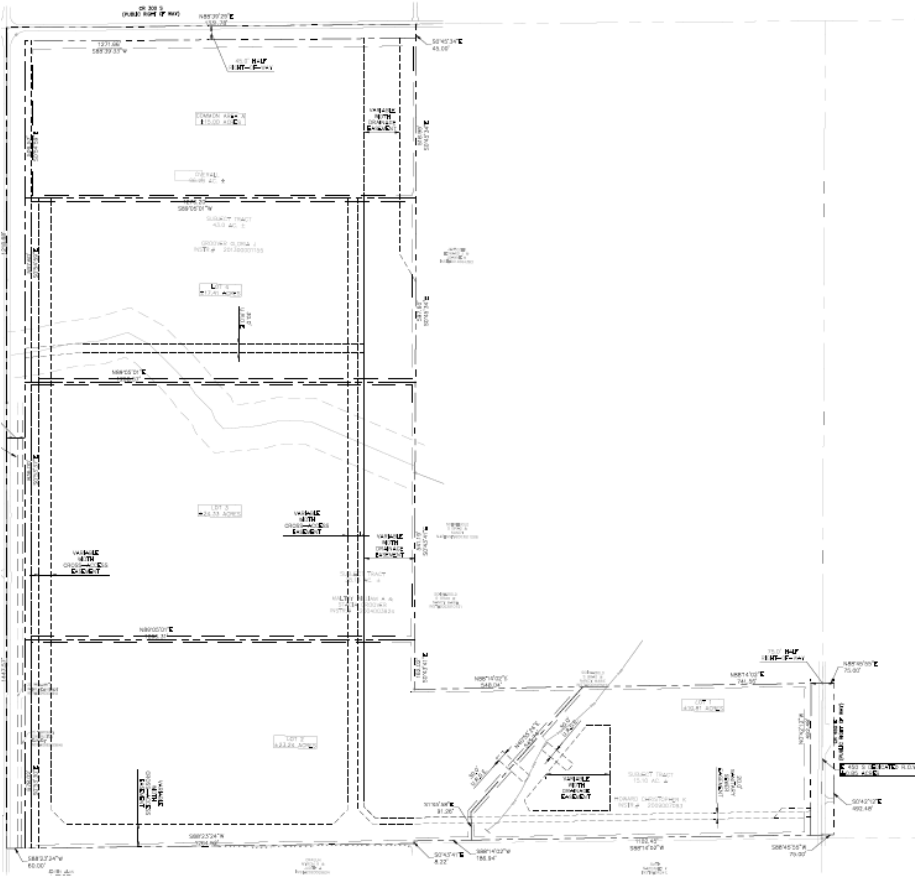
The Southern portion of the site in question is zoned I-65 Overlay. “This district is established to provide consistent and coordinated treatment of the properties bordering I-65 within Whitestown. The I-65 Corridor is a premier office and industrial business location and employment center whose vitality, quality, and character are important to adjacent residents, employees, business owners, taxing districts, and the community as a whole. Therefore, this district seeks to promote the aesthetic qualities of properties within the corridor”



Staff Recommendation

Staff is providing a favorable recommendation for the Groover Industrial Site Primary Plat Docket PC22-042-PP. The applicant is proposing to subdivide approximately 96.28 acres into five parcels. The proposed Primary Plat is in compliance with the Whitestown Unified Development Ordinance.

Materials Submitted by the Applicant



PROPERTY / R.O.W. LINE
EASEMENT

**PRIMARY PLAT
GROOVER PARCEL
PRIMARY PLAT**
DOCKET # PC22-088-PP
PARCEL ID # (PIDN) 012-02080-01, 012-02080-00,
012-04530-03

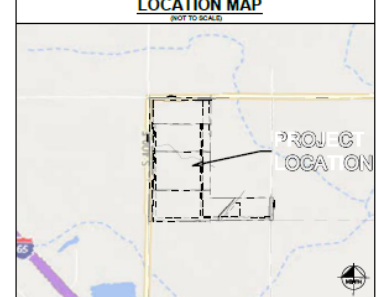
LEGAL DESCRIPTION

Being a plat of the Northeast Quarter of Section 23, Township 18 North, Range 1 East of the Second Principal Meridian in South Township of Boone County, Arkansas, being more particularly described as follows:

Beginning at the North East corner of the North West Quarter of Section 23, Township 18 North, Range 1 East of the Second Principal Meridian in South Township of Boone County, Arkansas, being more particularly described as follows:

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Kimley-Horn

PRIMARY PLAT

GROOVER PARCEL



June 2, 2022

Jill Conniff
Whitestown Municipal Complex
6210 Veterans Drive
Whitestown, IN 46075

RE: *Groover Parcel*

Location: 3267 South CR 400 E & 3440 South CR 450 E

Most of the project site is currently zoned I-1 with the northern 15 acres zoned MF. The scope of the project is to develop a 4 Building speculative industrial warehouse development on the southern 75 acres with associated access drives, parking areas, and utilities to serve the buildings. The northern 15 acres have been reserved for a future multifamily use to be developed by others. Approximately 5.84 acres of dedicated right-of-way for CR 300 S, CR 400 E, and CR 450 E collectively. As a part of the project, a stormwater detention system will be constructed throughout the site that will be master planned to provide detention for all future uses. Sanitary sewer services to serve the site will be extended from CR 450 E. Water service for the project site will be tapped from the existing watermain located in CR 300 S or CR 400 E. The development of the site will include approximately 785 parking spaces. The site preparation will include construction of a wet detention ponds and onsite grading of the existing ground surface to meet layout and drainage needs per local ordinances. One curb cut is proposed of CR 450 E and a emergency access only curb cut is proposed on CR 400 E.

Please contact me at (317) 218-9560 or liam.sawyer@kimley-horn.com should you have any question.

Sincerely,

A handwritten signature in black ink that reads "Liam Sawyer".

Liam D. Sawyer, P.E.
Project Manager